

WESTWOOD ADD.

RESTRICTIONS

USE: No building, or any part thereof, erected or maintained in this sub-division shall be used for business or commercial purposes of any kind. No structure of a temporary character, trailers, basements, tents, shacks, barns or other out-buildings shall be used on any lot at any time as a residence, either temporarily or permanently.

BUILDING LINES: This plat shows the building lines, between which lines and the street lines, no building, or parts thereof, shall be erected or maintained.

UTILITY STRIPS: There are shown on the annexed plat strips of ground that are hereby reserved for the use of public utilities, on or over which no permanent structure or structures shall be erected or maintained.

or duplex but not both
BUILDINGS: Only one (1) single family dwelling may be erected or maintained on each lot in this addition except lots 18, 19, and 50, which are reserved for ~~single family or two family dwellings~~. The ground floor area of any residence house, exclusive of open porches, breezeways and garages, shall not be less than 900 square feet, and shall be measured from outside to outside of exterior wall finish.

SEWAGE: No individual sewage disposal system shall be permitted on any lot, or parts thereof, unless such system is located, constructed and equipped in accordance with the standards and requirements of the Indiana State Board of Health.

ANIMALS: No animals, livestock or poultry shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.

DUMPING: No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste material.

The right to enforce these restrictions by injunction is dedicated to the owner of the various lots in this addition.

We, the undersigned, the owners of the real estate described herein, hereby acknowledge the execution of this plat. The same to be known as the FAIRWOOD TERRACE ADDITION, of a part of the Northwest Quarter of the Northwest Quarter and a part of the Northeast Quarter of the Northwest Quarter, all being in Section 15, Township 9 North, Range 1 West, in Monroe County, Indiana, and hereby dedicate the streets to the public.

Herschel A. Smith
Dorothy L. Smith

OWNERS

STATE OF INDIANA
SS:
COUNTY OF MONROE

Personally appeared before me, a Notary Public in and for said County, this 3rd day of April, 1961, Herschel A. Smith and Dorothy L. Smith, and acknowledged the execution of the above instrument for the purpose therein stated.

Witness my hand and seal this 3rd day of April, 1961

My Commission Expires:

February 17, 1963

John E. Headley
Notary Public

120'

LINE	DIST	BEAR	COS		SINE		
			N	S	E	W	
AB	276.77	NORTH	276.77				
BC	120.00	14-89-02W	2.08		119.77		
CD	278.47	SOUTH		278.47			
DA	120	N-89-01E	11.51		119.77		

L	D	B	LA		(Cos.) DE		
			N	S	E	W	
AB	276.77	NORTH	276.77				
BC	120.00	14WEST				120.00	
CA	278.00	SOUTH		278.00			
DA	120.00	N-89-25E	1.21		119.99		
			277.98	278.00	119.99	120.00	

2023223M

L	D	B	LA	DE			
L	D	B	N	S	E	W	
AB	278	NORTH	278.00				
BC	150	WEST				150.00	
CD	302	SOUTH	" 1.01	279.51			
DA	150	N-89-25E	1.51		149.98		
			279.51	279.51	149.98	150.00	

John:

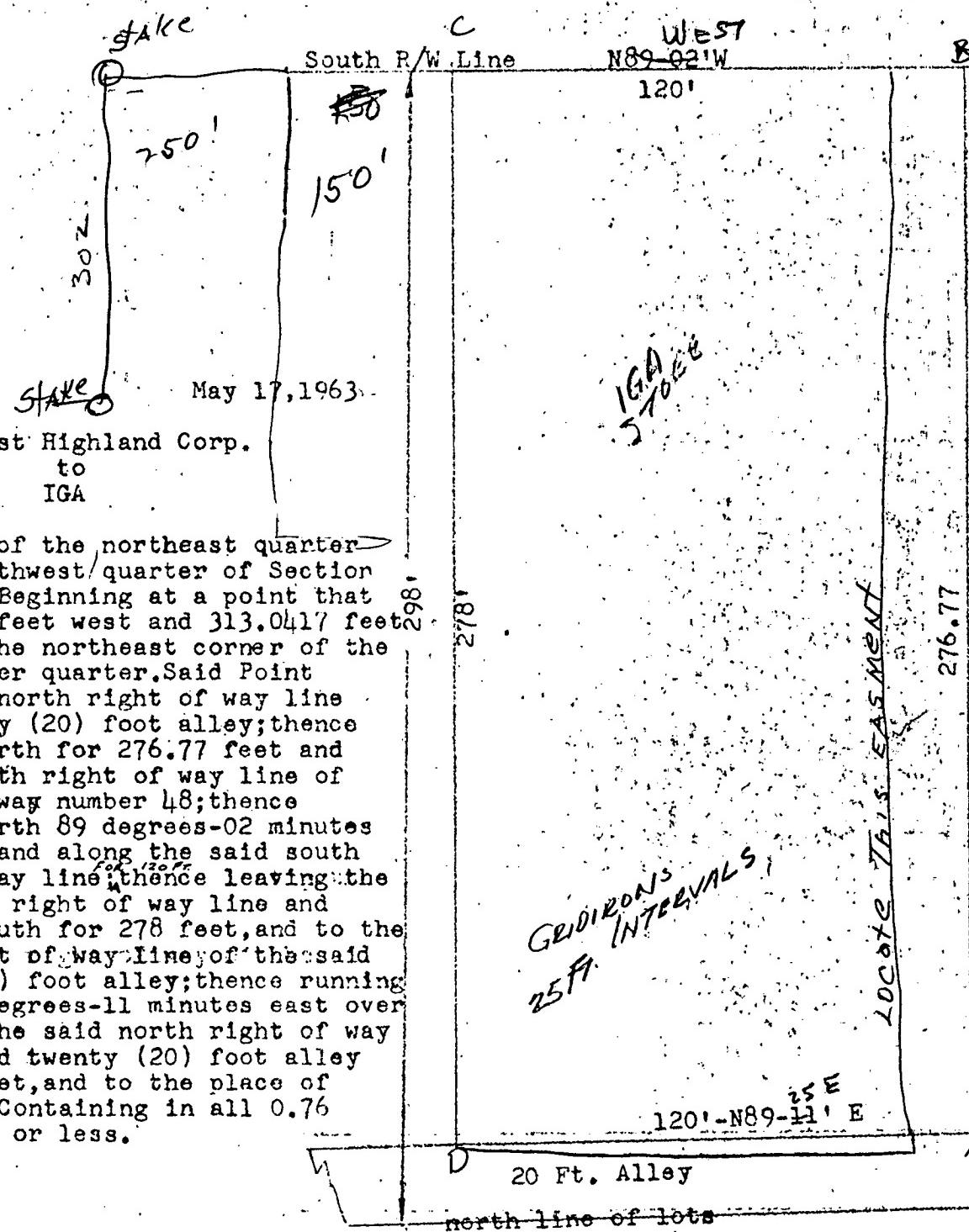
When you establish the boundry of the west edge of the 150' would you please set stakes for me showing the west edge of another 250'. In other words establish the 400' western boundry from the west property line of the present Borton lot.

This will coming up in the near future I hope.

Thanks,

Herschel Hart.

State Road # 48



54303

BOOK 152 PAGE 534

W A R R A N T Y D E E D

THIS INDENTURE WITNESSETH, That FIRST HIGHLAND CORPORATION, an Indiana corporation, of Monroe County, in the State of Indiana, ^{Methodist L.} CONVEY AND WARRANT to LAVERNE E. BORTON and HILDA R. BORTON, husband and wife, of Monroe County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable considerations not herein expressed, the receipt whereof is hereby acknowledged, the following described real estate in Monroe County, in the State of Indiana, to-wit:

A part of the Northeast Quarter of the Northwest Quarter of Section One (1) Township Eight (8) North, Range Two (2) West, bounded and described as follows, to-wit: Beginning at a point that is 223.03 feet West and 333.0417 feet South of the Northeast corner of said quarter quarter, said point being at the Southwest corner of the tract of land heretofore conveyed by the grantor to James Ross Williams, Jr. and others, as set out in Deed Record 146 at page 495 of the records of the Recorder of Monroe County, Indiana; thence North Two Hundred Ninety-six and Seventy-seven hundredths (296.77) feet along the West line of the tracts conveyed to James Ross Williams, Jr., and others, in Deed Record 146 at page 495 of the records of the Recorder of Monroe County, Indiana, and The Ohio Oil Company, as described in the deed set out in Deed Record 142 at page 152 of the records of the Recorder of Monroe County, Indiana, and to the South right of way line of State Highway No. 48; thence running North Eighty-nine (89) degrees and Two (2) minutes West over and along the said South right of way line for a distance of One Hundred Twenty (120) feet; thence leaving the said South right of way line and running South for a distance of Two Hundred Ninety-eight (298) feet; thence running North Eighty-nine (89) degrees Eleven (11) minutes East for a distance of One Hundred Twenty (120) feet, and to the place of beginning. Containing in all Seventy-seven hundredths (0.77) of an acre, more or less.

Subject to an easement for sewer purposes extending from the North line to the South line of said lands Thirty-two (32) feet West of the East line thereof, and being Twelve (12) feet wide. *Show on legal survey*

Subject also to the Twenty (20) foot access and utility easement along the South side of the above described lands.

Both the Twelve (12) foot sewer easement and the Twenty (20) foot utility easement are as set out in the Recorded Plat of Highland Village Fourth Addition.

Subject to the taxes for the year 1963, due and payable in the year 1964, and all subsequent taxes.

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As a condition of this conveyance, no building shall be constructed on said lands nearer than One Hundred Fifty (150) feet South of the South line of State Highway #48.

The Grantor hereby covenants that as to the lands remaining in its name in Block "A" of Highland Village Fourth Addition, that any conveyances therein shall include the following restrictions:

- (a) No building shall be constructed East of Hickory Drive as the same shall be established through Block "A", closer than One Hundred Fifty (150) feet to the South line of the right of way line of State Highway #48.
- (b) That the residence building now located in Block "A" and being referred to as the "Old Farm House" shall be razed and removed by Grantor on or before September 1, 1963.
- (c) Grantor agrees that no conveyances of the remaining lands in Block "A" as held by it, shall be made to any person, firm or corporation for the purpose of conducting a grocery store, super market or meat market thereon, and any and all conveyances shall restrict the use of the lands preventing such use for a period of Twenty (20) years from the date of this conveyance.

(X) IN WITNESS WHEREOF, The said Grantor FIRST HIGHLAND CORPORATION, an Indiana corporation, has hereunto set its hand and seal this 29th day of June, 1963.

RECORDED
At 9:30 O'clock A.M. FIRST HIGHLAND CORPORATION

JUL 18 1963 ✓

By: Roy T. Wilson (SEAL)
Roy T. Wilson, President

ATTEST:
By: D. L. Johnson (SEAL)
D. L. Johnson, Secretary

STATE OF INDIANA, MONROE COUNTY, SS:

Before me, the undersigned, a Notary Public in and for said County and State this 29th day of June, A.D., 1963, personally appeared the within named Roy T. Wilson and D. L. Johnson, to me well known and by me known to be the President and Secretary, respectively, of FIRST HIGHLAND CORPORATION, an Indiana corporation, Grantor herein, and for and on behalf of said Corporation acknowledged the execution of the foregoing deed as the free and voluntary act of said Corporation, and respectively certify that the Seal thereunto attached is the Corporate Seal of said Corporation, and Grantor also swore to the truth of all statements made in this deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

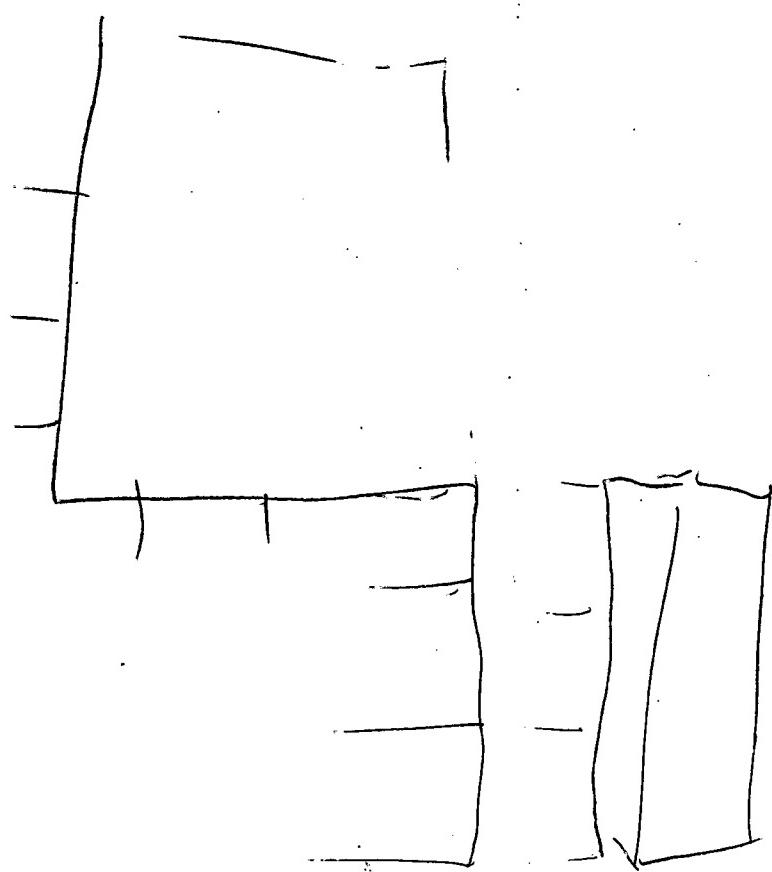
My Commission expires:

FRED H. GREGORY, NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 1, 1967

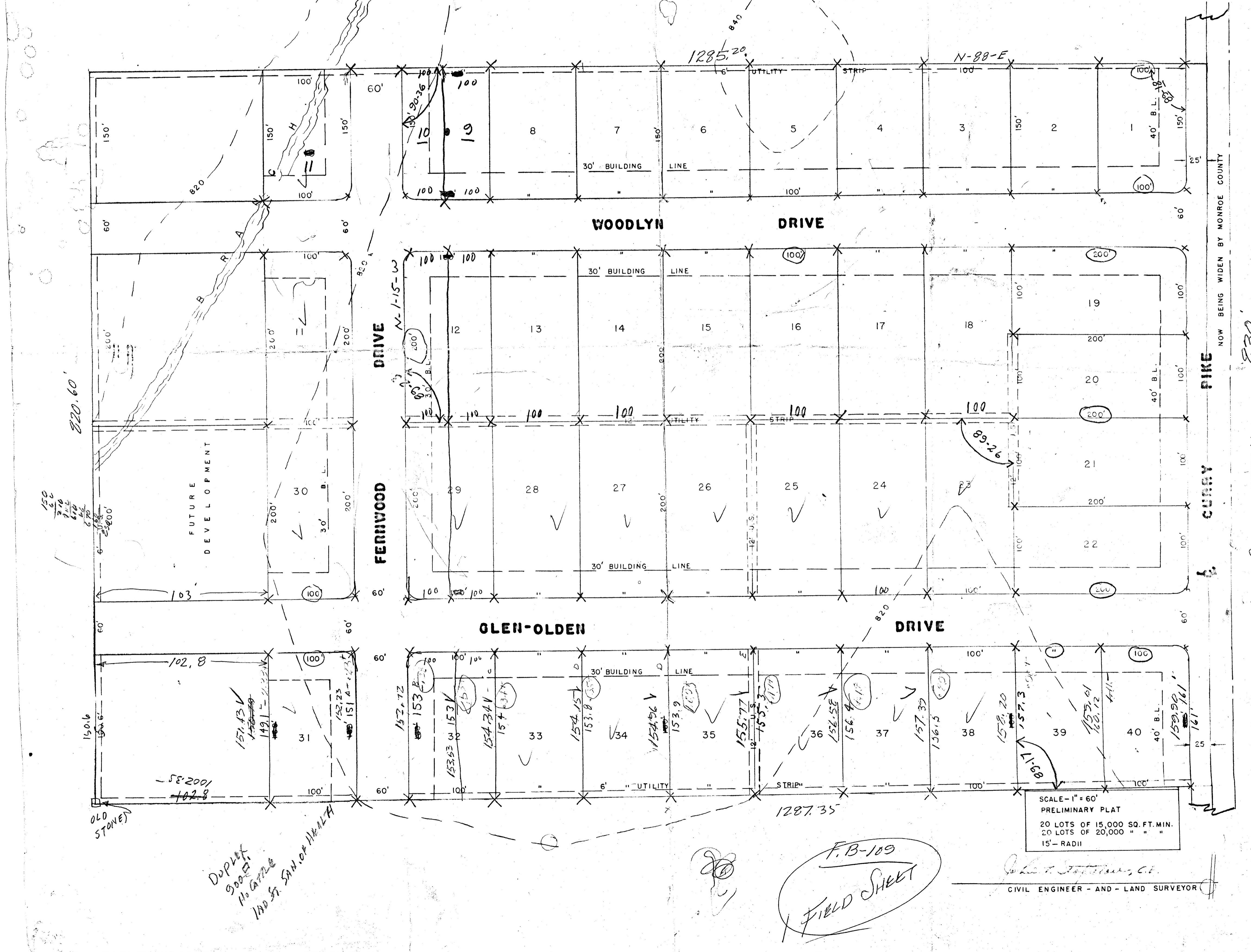
Fred H. Gregory
Notary Public

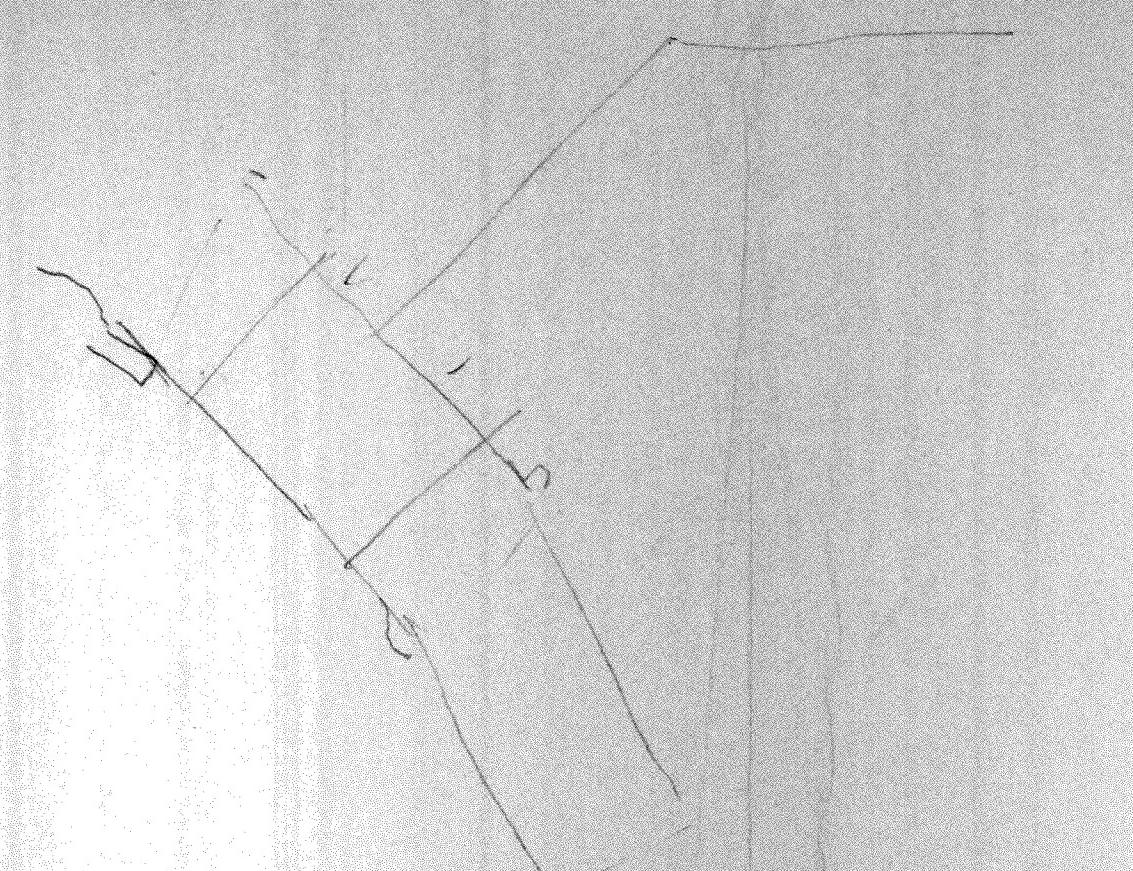
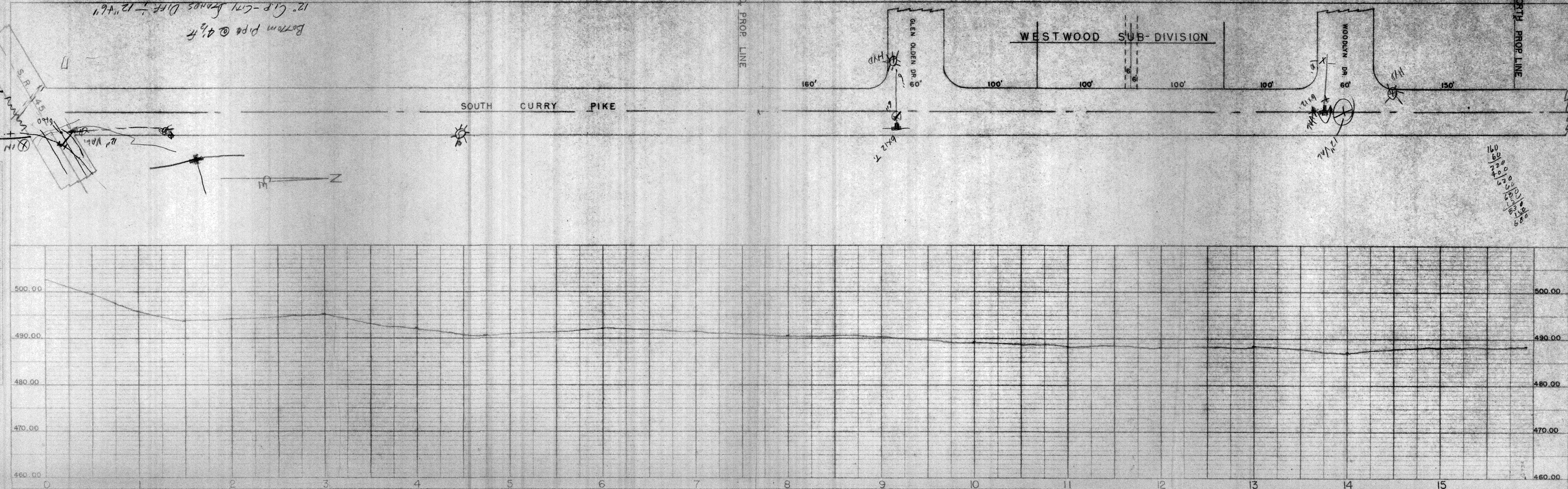
FRED H. GREGORY, NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 1, 1967

This Instrument Prepared by
LEROY BAKER, Attorney



WESTWOOD ADD

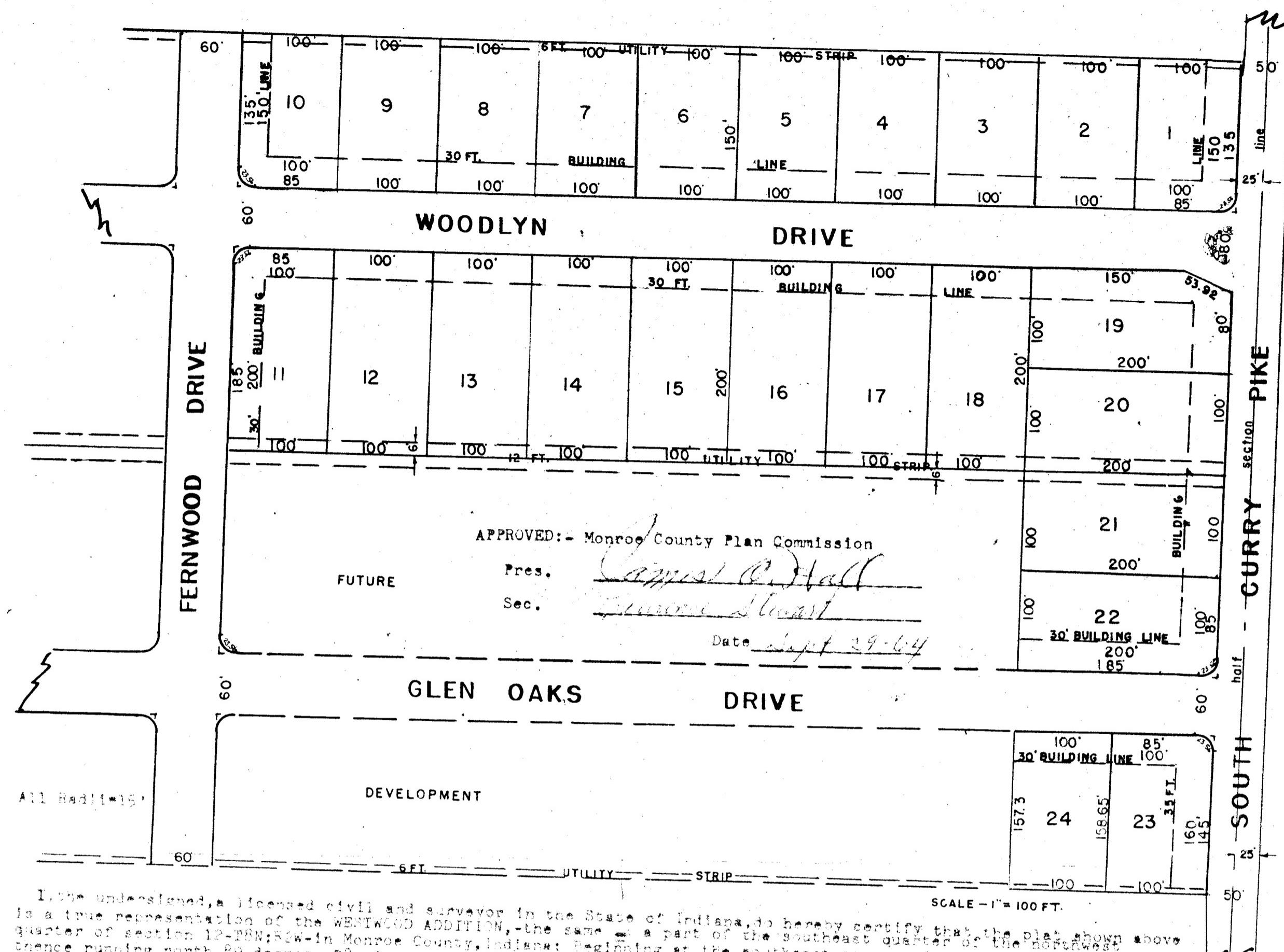




Place _____
Date _____

PLAN

WESTWOOD ADD.



I, the undersigned, a licensed civil and surveyor in the State of Indiana, do hereby certify that the plat shown above is a true representation of the WESTWOOD ADDITION, the same being a part of the southeast quarter of section 12-T8N;R2W in Monroe County, Indiana, beginning at the southeast corner of the said quarter quarter; thence running north 89 degrees-08 minutes west for 230 feet; thence running north 0 degrees-08 minutes west for 117.3 feet; thence running south 89 degrees-39 minutes west for 860 feet; thence running north 0 degrees-08 minutes west for 110 feet; and to the place of beginning. Containing in all 10.87 acres, more or less.

John T. Strelak
CIVIL Engineer & Surveyor
or maintained.
UTILITIES EASEMENTS
shown on this plat are the building lines, between which lines and the street lines no building, or part thereof, shall be erected
SEWAGE
permanent structures shall be erected or maintained.
ANIMALS
No individual sewage disposal system shall be permitted on any lot, or part thereof, unless such system is located, constructed and equipped in accordance with the standards as recommended by the Indiana State Board of Health.
USE
No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they not kept, bred or maintained for any commercial purposes.
BUILDINGS
No building, or any part thereof, erected or maintained in this Addition shall be used for business or commercial purposes of any kind. No lot shall be used except for residential purposes. No structure of a temporary character, trailer, basement dwelling, DUMPING
No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste material, and such items shall not be kept except in sanitary containers.
BUILDINGS
Only one (1) single family dwelling or Duplex, but not both, may be erected on each lot in this Addition. The ground floor area of any residence house, exclusive of open porches, breezeways and garages, shall not be less than 900 square feet, and shall be measured from outside to outside of exterior wall finish.

The right to enforce these restrictions by injunction is dedicated to the various owners of the various lots in the Addition. We, the undersigned, the owners of the real estate described herein, hereby acknowledge the execution of this plat. The same to be known as the WESTWOOD ADDITION-a part of the southeast quarter of the northwest quarter of section 12-T8N;R2W in Monroe County, Indiana, and hereby dedicate the streets to the public.

President _____
Secretary _____

STATE OF INDIANA
SS
COUNTY OF MONROE

Personally appeared before me, a Notary Public in and for said County, this ____ day of ____ 19_____
and _____ and acknowledged the execution of the above instrument for the purpose
therein stated.

My commission expires _____ Witness my hand and seal this ____ day of ____ 19_____
Notary Public